



May 22, 2006

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Mr. James M. Ward
Property Holding Corp.
2775 S. Rainbow Boulevard #1031
Las Vegas, Nevada 89146

RE: SDR-12103 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MAY 17, 2006
RELATED TO ZON-12098 AND VAC-12105

Dear Mr. Ward:

The City Council at a regular meeting held May 17, 2006 APPROVED the request for a SITE DEVELOPMENT PLAN REVIEW AND A WAIVER OF TOWN CENTER STREET DESIGN STANDARDS FOR A PROPOSED 116 UNIT RESIDENTIAL SUBDIVISION on 20.14 acres adjacent to the southwest corner of Elkhorn Road and Fort Apache Road, (APN 125-19-501-006 through 008 and 125-19-502-001 and 002), U (Undeveloped) Zone [L-TC (Low Density Residential - Town Center) Land Use Designation], Proposed: TC (Town Center) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on May 18, 2006. This approval is subject to:

Planning and Development

1. A Rezoning (ZON-12098) to a TC (Town Center) Zoning District and a Petition to Vacate U.S. Government Patent Easements (VAC-12105) approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas
3. All development shall be in conformance with the site plan and building elevations, date stamped 02/28/06, except as amended by conditions herein.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect a minimum of 30 36-inch box Rio Grande Ash in an evenly spaced pattern within the landscape amenity zone along Elkhorn Road.

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18112-001-06-05
CLV 7009

5. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect a minimum of 30 36-inch box Rio Grande Ash in an evenly spaced pattern within a 15 foot landscape median to be provided within Elkhorn Road.
6. A Waiver from the Town Center Standards is hereby approved, to allow a five foot wide sidewalk with five foot wide planters on both sides of the sidewalk along Tee Pee Lane where a 7 foot wide sidewalk with a five wide amenity zone between the sidewalk and curb is required.
7. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect a minimum of 10 36-inch box Rio Grande Ash trees and 9 36-inch box Purple Robe Locust trees in an alternating evenly spaced pattern within the Tee Pee Lane planter area. Two 36-inch box Chitalpa accent trees to be placed at the intersection of Tee Pee Lane and Wittig Avenue and at the intersection of Tee Pee Lane and Fort Apache Road.
8. A Waiver from the Town Center Residential Street Standard for the subdivisions cul-de-sac is hereby approved, to allow the thirteen residential lots and two common lots that front cul-de-sac bulbs to have a four foot wide pedestrian access easement which consists of a sidewalk, and to allow the remaining 103 lots (not fronting bulbs) to have eight foot wide pedestrian access easements which contain four foot wide sidewalks and four foot wide landscape amenity zones, where the Town Center Development Standards require an 11 foot 6 inch pedestrian access easement with a five foot wide sidewalk and a six foot six inch amenity zone.
9. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 22 feet to the front of the garage as measured from the back of the pedestrian access easement, five feet on the side, ten feet on the corner side, and 10 feet in the rear.
10. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
11. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
12. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed.

13. Prior to approval of the Final Map Mylar, two final landscape plans must be submitted for review and approval by the Planning and Development Department in conformance with the conditions of approval.
14. Air conditioning units shall not be mounted on rooftops.
15. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
16. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
17. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
18. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

19. Coordinate with the City Surveyor to determine the appropriate mapping method for this site prior to the issuance of any permits; comply with the recommendations of the City Surveyor.
20. A Petition of Vacation, such as VAC-12105, shall record prior to the recordation of a Final Map for this site to accommodate the proposed design.
21. Obtain written approval from the City Engineer for any proposed deviations of area standards prior the submittal of a Tentative Map or redesign the site to standards. We note that the site plan submitted for this site review proposes a deviated sidewalk and right-of-way widths.
22. Landscape and maintain all unimproved rights-of-way, if any, on Tee Pee Lane, Deer Springs Way, and Bath Drive adjacent to this site.
23. Submit an Encroachment Agreement for all landscaping, if any, located in the public rights-of-way adjacent to this site prior to occupancy of this site.
24. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

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25. A Homeowners' Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping, including block walls, shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
26. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
27. Site development to comply with all applicable conditions of approval for ZON-12108 and all other subsequent site-related actions.

Sincerely,



Carmel Viado
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. Dan Hale
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